

Thanks Tom. Confirming receipt of the zip file. Thanks for sending.

On Tue, Nov 7, 2017 at 3:53 PM, Thomas Mcnaughton <tom5688@verizon.net> wrote:

Mr. Corley,

Afternoon. Hope you're in DC today as it's cloudy and kinda chilly up here.

Enclosed is the response to the subject request.

Request confirmation of receipt of file containing 21 Attachments.

Any questions or clarifications please do not hesitate to call.

Tom

Richard and Andrew.

The Lessor for 1 International Way called me to see if she is suppose to submit a final for the 7 years firm or ten years firm...I told her to confirm with you directly.

So whatever the Requirements are for, the pricing should reflect the same terms for all offerors. They were offering a lower rate for a 10 year firm if the Agency has an appetite for the cost savings in a ten year firm term versus a 7 year firm term.

But we have to compare apples to apples...so whatever the requirement is for should be the same for all offerors.

However, if the Agency is willing to take ten year firm term, GSA Senior Management is pushing under the current Administration for longer firm terms.

We should at least ask the question of the Agency.

Andrew,

Can you check with Matt Holtzman to see if the 10 year firm term to lock in a reduced cost per square foot is feasible for ICE?
If it is, then we need to let all the offerors adjust their shell and TI appropriately.

It is worth going to the well one more time for a reduced annual rental rate.

Sincerely,

Mark Shinto
General Services Administration
Public Building Service

Lease Contracting Officer
Real Estate Acquisition Division
Room 1100
10 Causeway Street
Boston, MA 02222
Phone: 617-565-6507

(b) (6)

Fax: 617-565-7146
e-mail: mark.shinto@gsa.gov

The best way to find yourself is to lose yourself in the service of others.

On Tue, Nov 28, 2017 at 4:20 PM, Richard Corley - PRAA-C <richard.corley@gsa.gov> wrote:

Hey Mark,

The agency requested a 7 year firm/10 year full term lease for this project. Is that what Tom meant in his email and phone conversation?

Thanks.

On Tue, Nov 28, 2017 at 4:17 PM, Thomas Mcnaughton <tom5688@verizon.net> wrote:

Mr. Corley,

Afternoon. We spoke with Mr. Shinto this afternoon and during the conversation he suggested that our final proposal response need only be to the 10 year firm offer that was submitted. Asked that we confirm with you.

Let me know.

Tom

To: richard.corley <richard.corley@gsa.gov>; vscola <vscola@aol.com>
Cc: mark.shinto <mark.shinto@gsa.gov>; andrew.forbes <andrew.forbes@gsa.gov>; Sean.Lynch <Sean.Lynch@am.jll.com>
Sent: Wed, Nov 22, 2017 10:04 am
Subject: Re: 7RI2043 Warwick, RI - Final Proposal Request - 1 International Way

Mr. Corley,

I thought I did. This is what happens when you mature, your mind goes.

Confirm I received best and final request.

Have a good Thanksgiving!

Tom

-----Original Message-----

From: Richard Corley - PRAA-C <richard.corley@gsa.gov>
To: Thomas Menaughton <tom5688@verizon.net>; vito scola <vscola@aol.com>
Cc: Mark Shinto - 1PRL <mark.shinto@gsa.gov>; Andrew Forbes - 1PRL <andrew.forbes@gsa.gov>; Sean Lynch <Sean.Lynch@am.jll.com>
Sent: Wed, Nov 22, 2017 9:48 am
Subject: Re: 7RI2043 Warwick, RI - Final Proposal Request - 1 International Way

Hey Tom,

Can you confirm that you received my last email and attachment?

Thanks.

On Tue, Nov 21, 2017 at 10:16 AM, Richard Corley - PRAA-C <richard.corley@gsa.gov> wrote:

Tom,

Attached please find a request for final proposals for 7RI2043 Warwick, RI with a response due date of 12/1/2017.

In the meantime, feel free to contact me with any questions.

Thanks.

--

Richard Corley

(b) (5)

(b) (5)

Here is VAS response to GSA dated 12/12/2017 that they are still interested procurement.

Sincerely,

Mark Shinto
General Services Administration
Public Building Service

Lease Contracting Officer
Real Estate Acquisition Division
Room 1100
10 Causeway Street
Boston, MA 02222
Phone: 617-565-6507
Cell: 617-305-5215
Fax: 617-565-7146
e-mail: mark.shinto@gsa.gov

The best way to find yourself is to lose yourself in the service of others.

----- Forwarded message -----

From: Thomas McNaughton <tom5688@verizon.net>
Date: Tue, Dec 12, 2017 at 8:39 AM
Subject: Re: 7R12043 Warwick, RI - Final Proposal Request - 1 International Way
To: <richard.corley@gsa.gov>, <vscola@aol.com>, <dmscola@aol.com>
Cc: <mark.shinto@gsa.gov>, <andrew.forbes@gsa.gov>, <Sean.Lynch@am.jll.com>

Mr. Corley,

Morning. VAS remains interested in the subject procurement and will continue to offer the site at 1 International Way, Warwick, RI.

Request confirmation of receipt.

Any questions please do not hesitate to call.

Tom

Doc ID: 0.7.187.75800
Custodian: A190014
Languages: English (99%); Spanish (1%)
From: Thomas Mcnaughton <tom5688@verizon.net>
To: tom5688@verizon.net <tom5688@verizon.net>; richard.corley@gsa.gov <richard.corley@gsa.gov>
Cc: vscola@aol.com <vscola@aol.com>; dmscola@aol.com <dmscola@aol.com>; mark.shinto@gsa.gov <mark.shinto@gsa.gov>; andrew.forbes@gsa.gov <andrew.forbes@gsa.gov>; Sean.Lynch@am.jll.com <sean.lynch@am.jll.com>
Sent: Fri Mar 09 2018 16:11:32 EST
Subject: Re: 7RI2043 Warwick, RI - Final Proposal Request - 1 International Way
Attachments: Show All | Show Hits
(8)

- Solicitation Number 07RI2043 Final Proposal.zip
 - March 9 2018 Addendum Page 2 Final Proposal Warwick, RI.jpg.PDF

(308 KB)



(4)



- March 9 2018 Addendum Page 1 Final Proposal Warwick, RI.jpg.PDF

(350 KB)



(4)



- March 9 2018 Cover Ltr Page 1 Final Proposal Warwick, RI.jpg.PDF

(425 KB)



Mr. Shinto and Mr. Corley,

Confirm receipt of VAS final proposal.

Tom

▼Forwarded Text

-----Original Message-----

From: Thomas Mcnaughton <tom5688@verizon.net>

To: tom5688 <tom5688@verizon.net>; richard.corley <richard.corley@gsa.gov>

Cc: vscola <vscola@aol.com>; dmscola <dmscola@aol.com>; mark.shinto <mark.shinto@gsa.gov>; andrew.forbes <andrew.forbes@gsa.gov>; Sean.Lynch <Sean.Lynch@am.jll.com>

Sent: Fri, Mar 9, 2018 4:11 pm

Subject: Re: 7RI2043 Warwick, RI - Final Proposal Request - 1 International Way

Mr. Shinto and Mr. Corley,

VAS is pleased to present our final proposal for the subject solicitation.

Please do not hesitate to contact us if there are any questions or concerns with our proposal.

Look forward to continuing our partnership.

Tom

-----Original Message-----

From: Thomas Mcnaughton <tom5688@verizon.net>

To: richard.corley <richard.corley@gsa.gov>

Cc: vscola <vscola@aol.com>; dmscola <dmscola@aol.com>; mark.shinto <mark.shinto@gsa.gov>; andrew.forbes <andrew.forbes@gsa.gov>; Sean.Lynch <Sean.Lynch@am.jll.com>

Sent: Thu, Mar 8, 2018 3:21 pm

Subject: Re: 7RI2043 Warwick, RI - Final Proposal Request - 1 International Way

Mr. Corley,

Appreciate the reminder.

Tom

-----Original Message-----

From: Richard Corley - PRAA-C <richard.corley@gsa.gov>

To: Tom <Tom5688@verizon.net>

Cc: vito scola <vscola@aol.com>; dmscola <dmscola@aol.com>; Mark Shinto - 1PRL <mark.shinto@gsa.gov>; Andrew Forbes - 1PRL <andrew.forbes@gsa.gov>; Sean Lynch <Sean.Lynch@am.jll.com>

Sent: Thu, Mar 8, 2018 3:02 pm

Subject: Re: 7RI2043 Warwick, RI - Final Proposal Request - 1 International Way

Hey Tom and Vito,

Sending a reminder in regards to tomorrow's final proposal due date.

Please let me know if you have any questions. Thanks.

On Wed, Feb 28, 2018 at 2:47 PM, Tom <Tom5688@verizon.net> wrote:

Mr. Corley,

Confirm receipt of your 26 Feb 2018 email requesting final proposals.

Anything else just give me a call.

Tom

Sent from Mail for Windows 10

From: Richard Corley - PRAA-C
Sent: Wednesday, February 28, 2018 12:40 PM
To: Thomas Mcnaughton; vito scola; dmscola@aol.com
Cc: Mark Shinto - 1PRL; Andrew Forbes - 1PRL; Sean Lynch
Subject: Re: 7RI2043 Warwick, RI - Final Proposal Request - 1 International Way

Hey Tom,

Can you confirm that you received my last email and attachment?

Thanks.

On Mon, Feb 26, 2018 at 3:35 PM, Richard Corley - PRAA-C <richard.corley@gsa.gov> wrote:

Tom,

We are now done reviewing the requirements for this procurement and would like to again request final revised proposals. Attached please find a request for final proposals and Amendment #2 for 7RI2043 Warwick, RI with a response due date of 3/9/2018.

In the meantime, feel free to contact me with any questions.

On Tue, Nov 21, 2017 at 10:16 AM, Richard Corley - PRAA-C <richard.corley@gsa.gov> wrote:

Tom,

Attached please find a request for final proposals for 7RI2043 Warwick, RI with a response due date of 12/1/2017.

In the meantime, feel free to contact me with any questions.

Thanks.

--

Richard Corley
GSA Broker Contractor - Jones Lang LaSalle

(b) (6)

--

Richard Corley
GSA Broker Contractor - Jones Lang LaSalle

(b) (6)

----- Forwarded message -----

From: Thomas McNaughton <tom5688@verizon.net>

Date: Fri, Mar 9, 2018 at 4:11 PM

Subject: Re: 7RI2043 Warwick, RI - Final Proposal Request - 1 International Way

To: tom5688@verizon.net, richard.corley@gsa.gov

Cc: vscola@aol.com, dmscola@aol.com, mark.shinto@gsa.gov, andrew.forbes@gsa.gov, Sean.Lynch@am.jll.com

Mr. Shinto and Mr. Corley,

VAS is pleased to present our final proposal for the subject solicitation.

Please do not hesitate to contact us if there are any questions or concerns with our proposal.

Look forward to continuing our partnership.

Tom

On Mon, Mar 26, 2018 at 8:57 AM, Tom <Tom5688@verizon.net> wrote:

Mr. Shinto,

Morning Young Man! Still playing with those claims...it will never end will it. What's it been now, 5-6 years this has been going on.

So that's why I haven't heard from Mr. Corley. Too bad, he is a bright guy just needed some seasoning and experience on the Federal process. Shouldn't impact JLL's due diligence timeframe too much as Mr. Lynch was part of all the leasing process, but then again I know everybody's busy.

Execute a lease in May huh, that's about the timeframe we chatted about. With that timeframe can we expect to see an award letter in the next couple of weeks and then a lease soon after?

As an FYI, the reason behind the inquiry is that Mr. Scola has some prospective tenants wanting to see the building next month. He doesn't want to alarm ICE with the showings, but with a 12-24 month time period to get a new tenant in this market you can understand why he doesn't want to miss this opportunity. He would rather keep the current tenant, but has to look out for his business interests.

I think towards the end of April we'll be able to play. In fact I'll text out a date later so everyone can put it on their calendar.

Yong says HI and hopes your parents are doing better.

Tom

Sent from Mail for Windows 10

From: Mark Shinto - 1PRL
Sent: Monday, March 26, 2018 7:03 AM
To: Tom
Subject: Re: 7RI2043 Warwick, RI

Tom,

As soon as JLL completes its due diligence. Richard Corley has left JLL and another broker is being assigned who will complete the Due diligence.

Looking to Award in May (depending on MIke's time to review.) Mike will need to fully execute since it exceeds my warrant.

Will talk soon. I have been spending a lot of time with Legal with two claims. Will be in Rutland VT second week of April with FBI Rutland CBCA arbitration.

Maybe a warm day in April will start our golf season.

(b) (6)

Fax: 617-565-7146

e-mail: mark.shinto@gsa.gov

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Tom

Sent from Mail for Windows 10

From: Mark Shinto - 1PRL
Sent: Monday, March 26, 2018 7:03 AM
To: Tom
Subject: Re: 7RI2043 Warwick, RI

Tom,

Doc ID: 0.7.187.54130

Custodian:A190014

Language: English (100%)

From: Thomas Mcnaughton <tom5688@verizon.net>

To: maureen.ezeike@gsa.gov <maureen.ezeike@gsa.gov>

Cc: Sean.Lynch@am.jll.com <sean.lynch@am.jll.com>; mark.shinto@gsa.gov <mark.shinto@gsa.gov>; dmscola@aol.com <dmscola@aol.com>; vscola@aol.com <vscola@aol.com>

Sent: Mon Jun 11 2018 17:26:21 EDT

Subject: Re: 7RI2043 Warwick, RI

Ms. Payton,

Appreciate the quick response.

Will contact you next week for an update.

Tom

▼Forwarded Text

-----Original Message-----

From: Maureen PAYTON - Q-C <maureen.ezeike@gsa.gov>

To: Thomas Mcnaughton <tom5688@verizon.net>

Cc: Lynch, Sean <Sean.Lynch@am.jll.com>; Mark Shinto - 1PRL <mark.shinto@gsa.gov>; dmscola <dmscola@aol.com>; vscola <vscola@aol.com>

Sent: Mon, Jun 11, 2018 2:56 pm

Subject: Re: 7RI2043 Warwick, RI

Hi Tom,

This is a competitive procurement that we have to do our due diligence on evaluating all offers. We also experienced a change in personnel working on this project, so I'm going to take the necessary time to properly evaluate all offers in this procurement and make the proper recommendations to GSA. Upon the conclusion of our evaluation we will be able to reach out to all offerors with our determination and advise of the next steps for the project. Thank you for your continued patience and understanding as we complete these items.

Thanks much,
Maureen

On Mon, Jun 11, 2018 at 9:09 AM, Thomas Mcnaughton <tom5688@verizon.net> wrote:

Ms. Payton,

That's great to hear, no problems! However I am perplexed.

After 3 months and counting. JLL continuing to conduct evaluations would seem to belie that. Also, while I'm not too bright, I would expect after 3 months a more substantial and informative reply. If JLL could expand on the below response and help VAS better understand what is happening it would be appreciated.

Tom

-----Original Message-----

From: Maureen PAYTON - Q-C <maureen.ezeike@gsa.gov>

To: Tom <Tom5688@verizon.net>

Cc: Sean.Lynch <Sean.Lynch@am.jll.com>; mark.shinto <mark.shinto@gsa.gov>

Sent: Thu, Jun 7, 2018 5:18 pm

Subject: Re: 7RI2043 Warwick, RI

Doc ID: 0.7.187.66451
Custodian: A190014
Language: English (100%)
From: Maureen PAYTON - Q-C <maureen.ezeike@gsa.gov>
To: Thomas Mcnaughton <thomas mcnaughton <tom5688@verizon.net>>
Cc: Mark Shinto - 1PRL <mark shinto - 1prl <mark.shinto@gsa.gov>>
Sent: Mon Jun 25 2018 17:52:21 EDT
Subject: Re: 7RI2043 Warwick, RI

Hi Mr. Mcnaughton,

We are still evaluating final offers for this procurement.

Thanks much,
Maureen

On Mon, Jun 25, 2018 at 7:34 AM, Thomas Mcnaughton <tom5688@verizon.net> wrote:

Ms. Payton,

Morning.

Would appreciate an update on the subject procurement.

Tom

▼Forwarded Text

-----Original Message-----

From: Thomas Mcnaughton <tom5688@verizon.net>

To: maureen.ezeike <maureen.ezeike@gsa.gov>

Cc: Sean.Lynch <Sean.Lynch@am.jll.com>; mark.shinto <mark.shinto@gsa.gov>; dmscola <dmscola@aol.com>; vscola <vscola@aol.com>

Sent: Tue, Jun 19, 2018 7:37 am

Subject: Re: 7RI2043 Warwick, RI

Ms. Payton,

Morning.

What is the current status of the subject procurement?

Tom

-----Original Message-----

From: Thomas Mcnaughton <tom5688@verizon.net>

To: maureen.ezeike <maureen.ezeike@gsa.gov>

Cc: Sean.Lynch <Sean.Lynch@am.jll.com>; mark.shinto <mark.shinto@gsa.gov>; dmscola <dmscola@aol.com>; vscola <vscola@aol.com>

Sent: Mon, Jun 11, 2018 5:26 pm

Subject: Re: 7RI2043 Warwick, RI

Ms. Payton,

Appreciate the quick response.

Will contact you next week for an update.

Tom

-----Original Message-----

From: Maureen PAYTON - Q-C <maureen.ezeike@gsa.gov>

To: Thomas McNaughton <tom5688@verizon.net>

Cc: Lynch, Sean <Sean.Lynch@am.jll.com>; Mark Shinto - 1PRL <mark.shinto@gsa.gov>; dmscola <dmscola@aol.com>; vscola <vscola@aol.com>

Sent: Mon, Jun 11, 2018 2:56 pm

Subject: Re: 7RI2043 Warwick, RI

Hi Tom,

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Thanks much,
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After 3 months and counting. JLL continuing to conduct evaluations would seem to belie that. Also, while I'm not too bright, I would expect after 3 months a more substantial and informative reply. If JLL could expand on the below response and help VAS better understand what is happening it would be appreciated.

Tom

-----Original Message-----

From: Maureen PAYTON - Q-C <maureen.ezeike@gsa.gov>

To: Tom <Tom5688@verizon.net>

Cc: Sean.Lynch <Sean.Lynch@am.jll.com>; mark.shinto <mark.shinto@gsa.gov>

Sent: Thu, Jun 7, 2018 5:18 pm

Subject: Re: 7RI2043 Warwick, RI

Hi Tom,

There aren't any problems. JLL is conducting our evaluations and we will be in touch with next steps to all offerors when we are finished. Thanks for following up with us.

Thanks much,
Maureen

On Thu, Jun 7, 2018 at 4:09 PM, Tom <Tom5688@verizon.net> wrote:

Mr. Lynch,

Is there a problem?

Tom

Doc ID: 0.7.187.16366
Custodian: A190014
Language: English (100%)
From: Mark Shinto - 1PRL <mark.shinto@gsa.gov>
To: Thomas Mcnaughton <tom5688@verizon.net>
Sent: Mon Jul 09 2018 08:56:08 EDT
Subject: Re: 7RI2043 Warwick, RI

Tom;
I did get the text but it was after midnight when I read it.
I figured you would call at 7 am.
Anyway, You need to contact Mike Strobel directly as I have been directed to have all queries go through him directly since he will be fully executing the lease as it will exceed my warrant.

Sincerely,

Mark Shinto
General Services Administration
Public Building Service

Lease Contracting Officer
Real Estate Acquisition Division
Room 1100
10 Causeway Street
Boston, MA 02222
Phone: 617-565-6507
(b) (6)
Fax: 617-565-7146
e-mail: mark.shinto@gsa.gov

The best way to find yourself is to lose yourself in the service of others.

On Mon, Jul 9, 2018 at 8:17 AM, Thomas Mcnaughton <tom5688@verizon.net> wrote:

Mr. Shinto,

Morning. I take it my text didn't get through, so I'll try this way. Old fashion I know.

Let me know if you'd rather I contact Mr. Strobel directly on this.

VAS Realty would appreciate a face to face meeting this week with you and Mr. Strobel to talk about the subject procurement.

Location can be in Boston or Warwick. Mr. and Mrs. Scola would be attending along with myself for VAS Realty.

VAS is concerned with the length of time that it's taking to make and award. There are other issues which have happened over the past month that has exacerbated this concern.

Let me know.

Tom

▼ Forwarded Text

-----Original Message-----

From: Mark Shinto - 1PRL <mark.shinto@gsa.gov>
To: Thomas Mcnaughton <tom5688@verizon.net>
Sent: Tue, Jul 3, 2018 5:25 am
Subject: Re: 7RI2043 Warwick, RI

Doc ID: 0.7.187.16366
Custodian: A190014
Language: English (100%)
From: Mark Shinto - 1PRL <mark.shinto@gsa.gov>
To: Thomas Mcnaughton <tom5688@verizon.net>
Sent: Mon Jul 09 2018 08:56:08 EDT
Subject: Re: 7RI2043 Warwick, RI

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To: Thomas Mcnaughton <tom5688@verizon.net>
Sent: Tue, Jul 3, 2018 5:25 am
Subject: Re: 7RI2043 Warwick, RI

Tom,
All offers are under Mike Strobel's review purview with GSA GLS Broker Contractor.
I will check and see what he wants to offer up as a status.

Sincerely,

Mark Shinto
General Services Administration
Public Building Service

Lease Contracting Officer
Real Estate Acquisition Division
Room 1100
10 Causeway Street
Boston, MA 02222
Phone: 617-565-6507
(b) (6)
Fax: 617-565-7146
e-mail: mark.shinto@gsa.gov

The best way to find yourself is to lose yourself in the service of others.

On Mon, Jul 2, 2018 at 5:45 PM, Thomas McNaughton <tom5688@verizon.net> wrote:

Mr. Shinto,

I decided to switch who I'm asking questions of . They say change is good for the soul. With that "What is the status of the subject procurement?"

Tom

-----Original Message-----

From: Thomas McNaughton <tom5688@verizon.net>
To: mark.shinto <mark.shinto@gsa.gov>
Sent: Tue, Jun 12, 2018 6:58 pm
Subject: Fwd: 7RI2043 Warwick, RI

Mr. Shinto,

REALLY!! Ya know if I was the delicate type, I'd be insulted. NOT COOL!!!

Tom

-----Original Message-----

From: Maureen PAYTON - Q-C <maureen.ezeike@gsa.gov>
To: Thomas McNaughton <tom5688@verizon.net>
Cc: Lynch, Sean <Sean.Lynch@am.jll.com>; Mark Shinto - 1PRL <mark.shinto@gsa.gov>; dmscola <dmscola@aol.com>; vscola <vscola@aol.com>
Sent: Mon, Jun 11, 2018 2:56 pm
Subject: Re: 7RI2043 Warwick, RI

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Thanks much,
Maureen

On Mon, Jun 11, 2018 at 9:09 AM, Thomas Mcnaughton <tom5688@verizon.net> wrote:

Ms. Payton,

That's great to hear, no problems! However I am perplexed.

After 3 months and counting. JLL continuing to conduct evaluations would seem to belie that. Also, while I'm not too bright, I would expect after 3 months a more substantial and informative reply. If JLL could expand on the below response and help VAS better understand what is happening it would be appreciated.

Tom

-----Original Message-----

From: Maureen PAYTON - Q-C <maureen.ezeike@gsa.gov>
To: Tom <Tom5688@verizon.net>
Cc: Sean.Lynch <Sean.Lynch@am.jll.com>; mark.shinto <mark.shinto@gsa.gov>
Sent: Thu, Jun 7, 2018 5:18 pm
Subject: Re: 7RI2043 Warwick, RI

Hi Tom,

There aren't any problems. JLL is conducting our evaluations and we will be in touch with next steps to all offerors when we are finished. Thanks for following up with us.

Thanks much,
Maureen

On Thu, Jun 7, 2018 at 4:09 PM, Tom <Tom5688@verizon.net> wrote:

Mr. Lynch,

Is there a problem?

Tom

Sent from Mail for Windows 10

From: Tom
Sent: Tuesday, June 5, 2018 10:20 AM
To: Sean.Lynch@am.jll.com; maureen.ezeike@gsa.gov
Cc: mark.shinto@gsa.gov
Subject: 7RI2043 Warwick, RI

Mr. Lynch,

Morning.

You may or may not remember me, but I'm associated with VAS Realty, LLC (VAS). I believe we met on the market survey last year for the subject procurement.

I have contacted Mr. Shinto asking for an update and he has advised that JLL is still working on the PNM for the subject procurement and GSA will make the award once they receive it. As final proposal submission date was approximately three months ago he suggested that I contact your organization as to the status.

To say the least I am puzzled at the length of time it is taking to evaluate the proposal and complete the PNM.

If VAS can provide any assistance, please do not hesitate to call.

Appreciate your assistance in providing the status, when the current lease step is to be completed and any other information that will aid VAS in developing business decisions regarding the submitted facility.

Tom
978-956-3119

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Maureen (Ezeike) Payton
Senior Analyst, Public Institutions
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Fax: 617-565-7146

e-mail: mark.shinto@gsa.gov

The best way to find yourself is to lose yourself in the service of others.

On Mon, Mar 26, 2018 at 8:57 AM, Tom <Tom5688@verizon.net> wrote:

Mr. Shinto,

Morning Young Man! Still playing with those claims...it will never end will it. What's it been now, 5-6 years this has been going on.

So that's why I haven't heard from Mr. Corley. Too bad, he is a bright guy just needed some seasoning and experience on the Federal process. Shouldn't impact JLL's due diligence timeframe too much as Mr. Lynch was part of all the leasing process, but then again I know everybody's busy.

Execute a lease in May huh, that's about the timeframe we chatted about. With that timeframe can we expect to see an award letter in the next couple of weeks and then a lease soon after?

As an FYI, the reason behind the inquiry is that Mr. Scola has some prospective tenants wanting to see the building next month. He doesn't want to alarm ICE with the showings, but with a 12-24 month time period to get a new tenant in this market you can understand why he doesn't want to miss this opportunity. He would rather keep the current tenant, but has to look out for his business interests.

I think towards the end of April we'll be able to play. In fact I'll text out a date later so everyone can put it on their calendar.

Yong says HI and hopes your parents are doing better.

Tom

Sent from Mail for Windows 10

From: Mark Shinto - 1PRL
Sent: Monday, March 26, 2018 7:03 AM
To: Tom
Subject: Re: 7RI2043 Warwick, RI

Tom,

As soon as JLL completes its due diligence. Richard Corley has left JLL and another broker is being assigned who will complete the Due diligence.

Sincerely,

Mark Shinto
General Services Administration
Public Building Service

Lease Contracting Officer
Real Estate Acquisition Division
Room 1100
10 Causeway Street
Boston, MA 02222
Phone: 617-565-6507
(b) (6)
Fax: 617-565-7146
e-mail: mark.shinto@gsa.gov

The best way to find yourself is to lose yourself in the service of others.

----- Forwarded message -----

From: Tom <Tom5688@verizon.net>
Date: Mon, Jul 9, 2018 at 7:16 PM
Subject: RE: 7RI2043 ICE Warwick RI - Final Proposal Revision Request & AmendmentNo. 3 - 1 International Way
To: Maureen PAYTON - Q-C <maureen.ezeike@gsa.gov>
Cc: Mark Shinto - 1PRL <mark.shinto@gsa.gov>, "Lynch, Sean" <Sean.Lynch@am.jll.com>

Ms. Payton,

Confirm Receipt of your email dated 9 Jul 2018..

Have a number of questions and will forward once I sort them out.

In the meantime it would be appreciated if you would cite the authority (directive, GSA regulation, USC, FAR, etc.) which allows the procurement negotiations to be re-opened after being officially closed as of 9 Mar 2018.

Tom

Sent from Mail for Windows 10

From: Maureen PAYTON - Q-C
Sent: Monday, July 9, 2018 4:32 PM
To: Tom
Cc: Mark Shinto - 1PRL; Lynch, Sean
Subject: 7RI2043 ICE Warwick RI - Final Proposal Revision Request & AmendmentNo. 3 - 1 International Way

Mr. McNaughton,

Please confirm receipt of this email.

Attached please find Request for Final Proposal Revision for RLP No. 7RI2043 for the space referenced above.

Please carefully review the letter and submit a revised proposal and Amendment No. 3 no later than 5:00 p.m. Eastern Time, Tuesday, July 17, 2018.

Thanks much,

Maureen

--

Maureen (Ezeike) Payton

Public Institutions
Jones Lang LaSalle
2020 K Street, NW – Suite 1100 | Washington, DC 20006

(b) (6) [REDACTED]

maureen.ezeike@gsa.gov

--

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2020 K Street, NW – Suite 1100 | Washington, DC 20006

(b) (6) [REDACTED]

maureen.ezeike@gsa.gov

Mr. Shinto,

Morning. Look forward to the prompt response to VAS' concerns and in turn the timely completion of the subject procurement.

Please do not hesitate to call if there are any questions or comments.

Tom

Sent from Mail for Windows 10

▼Forwarded Text

From: Mark Shinto - 1PRL

Sent: Thursday, July 12, 2018 6:03 AM

To: Tom

Cc: Doreen Scola; Vito

Subject: Re: 7RI2043 ICE Warwick RI - Final Proposal Revision Request&AmendmentNo. 3 - 1 International Way

Tom, et al;

GSA/Broker will provide a response after review and approval from Mike Strobel, LCO on or before COB Friday, July 13, 2018.

Sincerely,

Mark Shinto

General Services Administration

Public Building Service

Lease Contracting Officer

Real Estate Acquisition Division

Room 1100

10 Causeway Street

Boston, MA 02222

Phone: 617-565-6507

(b) (6)

Fax: 617-565-7146

e-mail: mark.shinto@gsa.gov

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On Wed, Jul 11, 2018 at 5:51 PM, Tom <Tom5688@verizon.net> wrote:

Mr. Shinto,

A bit surprised, but understandable. Below are the questions VAS has concerning the recent developments in the subject procurement:

1. Request the Government cite the authority (GSA regulation, directive, FAR, USC, etc.) which allows the re-opening of negotiations after official closure of bidding on 9 Mar 2018?
2. How does the reduction in parking to 34 spaces impact the 5k plus of unmarketable space?
3. Amendment 3 also indicates that the cost of the 34 reserved spaces will be included in the rental consideration. Separate parking rate or incorporated in the shell? Request clarification.
4. Does the 34 spaces include the space (approximately 6 parking spaces) required for storage that is noted in the space utilization breakdown?
5. GSA Form 1364:
 - a. Section H, Box 16 noted twice, items a and b. Typo?
 - b. Item e. Section III, Box 23: Providing a renewal option was encouraged by the Contracting Officer. Why is this no longer an option?
6. Item 2, RLP No. 7R2043: I could not find this requirement. Request the paragraph in the RLP that is being cited.
7. The following items were all submitted in the initial submission. Is there a reason why these items are being requested again?
 - a. Item 4, Amenities: A narrative of all available amenities was provided in initial submission.
 - b. Item 5, Energy Star: Documentation was submitted in initial submission.
 - c. Item 6 Exhibit I, Fire Protection & Life Safety Evaluation (Form 12000) A Certificate of Occupancy was supplied in the initial submittal per RLP Para 3.06, Section J, 3. Is this no longer sufficient?
8. Item 2, Amendment No. 2 - Is the 90 days arbitrary and no longer negotiable, but mandatory?

Appreciate your assistance in providing clarification.

I'm available tomorrow morning if you have any questions. Either phone or email is fine.

Tom

Sent from Mail for Windows 10

Doc ID: 0.7.187.23109

Custodian: A190014

Language: English (100%)

From: Mark Shinto - 1PRL <mark.shinto@gsa.gov>

To: Tom <tom5688@verizon.net>

Sent: Mon Jul 16 2018 05:36:38 EDT

Subject: Re: 7RI2043 ICE Warwick RI - Final Proposal Revision Request&AmendmentNo. 3 - 1 International Way

Mike and Broker were finalizing their response on Friday. It was my AWS day off.

I will follow up today.

I have been directed to send everything through Mike and Broker.

It is in your best interest to comply with the directives of the letter that was sent to you. This is a competitive procurement and a modification to the RLP has prompted a required response from all offerors.

Sincerely,

Mark Shinto
General Services Administration
Public Building Service

Lease Contracting Officer
Real Estate Acquisition Division
Room 1100
10 Causeway Street
Boston, MA 02222
Phone: 617-565-6507

(b) (6)
Fax: 617-565-7146
e-mail: mark.shinto@gsa.gov

The best way to find yourself is to lose yourself in the service of others.

On Sun, Jul 15, 2018 at 9:40 PM, Tom <Tom5688@verizon.net> wrote:

Mr. Shinto,

What's happening?

The reason I ask is that to date GSA/Broker has not responded to the questions posed in the below email dated 11 Jul 2018.

As the answers would dictate what is contained in the VAS submission required by 17 Jul 2018, your prompt attention to this would be appreciated.

Let me know as soon as possible.

Tom

Sent from Mail for Windows 10

10 Causeway Street
Boston, MA 02222
Phone: 617-565-6507
(b) (6)
Fax: 617-565-7146
e-mail: mark.shinto@gsa.gov

The best way to find yourself is to lose yourself in the service of others.

----- Forwarded message -----

From: Tom <Tom5688@verizon.net>
Date: Sun, Aug 12, 2018 at 3:51 PM
Subject: RE: 7RI2043 ICE Warwick, RI - 1 International Way, Final Proposal
To: Maureen PAYTON - Q-C <maureen.ezeike@gsa.gov>
Cc: Mark Shinto - 1PRL <mark.shinto@gsa.gov>, "Lynch, Sean" <sean.lynch@am.jll.com>, Doreen Scola <dmscola@aol.com>, Vito <vscola@aol.com>

Ms. Payton,

Hi! Requesting an update on the status of the subject procurement.

Tom

Sent from Mail for Windows 10

From: Maureen PAYTON - Q-C
Sent: Wednesday, August 1, 2018 8:54 AM
To: Tom
Cc: Mark Shinto - 1PRL; Lynch, Sean; Doreen Scola; Vito
Subject: Re: 7RI2043 ICE Warwick, RI - 1 International Way, Final Proposal

Good morning Tom,

We are getting our evaluation wrapped up. We will have an update very shortly. Thanks for your continued patience.

Thanks much,

Maureen

On Wed, Aug 1, 2018 at 6:56 AM, Tom <Tom5688@verizon.net> wrote:

Ms. Payton,

Morning. VAS is requesting and update on the status of the subject procurement.

Appreciate your assistance.

Tom

Sent from Mail for Windows 10

From: Maureen PAYTON - Q-C
Sent: Tuesday, July 17, 2018 4:46 PM
To: Thomas Mcnaughton
Cc: Mark Shinto - 1PRL; Lynch, Sean; Doreen Scola; Vito
Subject: Re: 7RI2043 ICE Warwick, RI - 1 International Way, Final Proposal

Mr. Mcnaughton,

I'm in receipt of your submission.

Thanks much,

Maureen

On Tue, Jul 17, 2018 at 4:42 PM, Thomas Mcnaughton <tom5688@verizon.net> wrote:

Mr. Shinto and Ms. Payton,

Request email confirming receipt.

Tom

-----Original Message-----

From: Thomas Mcnaughton <tom5688@verizon.net>
To: maureen.ezeike <maureen.ezeike@gsa.gov>; mark.shinto <mark.shinto@gsa.gov>; sean.lynch <sean.lynch@am.jll.com>
Cc: dmscola <dmscola@aol.com>; vscola <vscola@aol.com>
Sent: Tue, Jul 17, 2018 4:34 pm
Subject: 7RI2043 ICE Warwick, RI - 1 International Way, Final Proposal

Mr. Shinto and Ms. Payton,

Enclosed is VAS Realty, LLC's final proposal.

Doc ID: 0.7.187.158365

Custodian:A190014

Language: English (100%)

From: Maureen PAYTON - Q-C <maureen.ezeike@gsa.gov>

To: Thomas Mcnaughton <thomas mcnaughton <tom5688@verizon.net>>

Cc: Mark Shinto - 1PRL <mark shinto - 1prl <mark.shinto@gsa.gov>>; Lynch, Sean <lynch, sean <sean.lynch@am.jll.com>>; Doreen Scola <doreen scola <dmscola@aol.com>>; Vito <vito <vscola@aol.com>>; Michael Strobel <michael strobel <mike.strobel@gsa.gov>>

Sent: Tue Aug 21 2018 19:59:03 EDT

Subject: Re: 7RI2043 ICE Warwick, RI - 1 International Way, Final Proposal

Hi Tom,

Once we complete our evaluations we will be in touch, however at this time we are still evaluating.

Thanks much,
Maureen

On Tue, Aug 21, 2018 at 8:15 AM, Thomas Mcnaughton <tom5688@verizon.net> wrote:

Ms. Payton,

Morning. When will the "evaluations" be completed and presented to GSA?

Tom

▼Forwarded Text

-----Original Message-----

From: Maureen PAYTON - Q-C <maureen.ezeike@gsa.gov>

To: Tom <Tom5688@verizon.net>

Cc: Mark Shinto - 1PRL <mark.shinto@gsa.gov>; Lynch, Sean <sean.lynch@am.jll.com>; Doreen Scola <dmscola@aol.com>; Vito <vscola@aol.com>

Sent: Tue, Aug 14, 2018 5:36 pm

Subject: Re: 7RI2043 ICE Warwick, RI - 1 International Way, Final Proposal

Hi Tom,

I have been in meetings for the better part of the day so my apologies for the delay. We are completing our internal evaluations.

Thanks much,
Maureen

On Tue, Aug 14, 2018 at 5:15 PM, Tom <Tom5688@verizon.net> wrote:

Ms. Payton,

An update would be appreciated.

Tom

Sent from Mail for Windows 10

From: Tom

Sent: Sunday, August 12, 2018 3:51 PM

To: Maureen PAYTON - Q-C

Cc: Mark Shinto - 1PRL; Lynch, Sean; Doreen Scola; Vito

Subject: RE: 7RI2043 ICE Warwick, RI - 1 International Way, Final Proposal

Ms. Payton,

Hi! Requesting an update on the status of the subject procurement.

Tom

Sent from Mail for Windows 10

From: Maureen PAYTON - Q-C
Sent: Wednesday, August 1, 2018 8:54 AM
To: Tom

Cc: Mark Shinto - 1PRL; Lynch, Sean; Doreen Scola; Vito
Subject: Re: 7RI2043 ICE Warwick, RI - 1 International Way, Final Proposal

Good morning Tom,

We are getting our evaluation wrapped up. We will have an update very shortly. Thanks for your continued patience.

Thanks much,
Maureen

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Appreciate your assistance.

Tom

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Sent: Tuesday, July 17, 2018 4:46 PM
To: Thomas Mcnaughton
Cc: Mark Shinto - 1PRL; Lynch, Sean; Doreen Scola; Vito
Subject: Re: 7RI2043 ICE Warwick, RI - 1 International Way, Final Proposal

Mr. Mcnaughton,

I'm in receipt of your submission.

Thanks much,
Maureen

On Tue, Jul 17, 2018 at 4:42 PM, Thomas Mcnaughton <tom5688@verizon.net> wrote:

Mr. Shinto and Ms. Payton,

Request email confirming receipt.

Tom

-----Original Message-----

From: Thomas Mcnaughton <tom5688@verizon.net>
To: maureen.ezeike <maureen.ezeike@gsa.gov>; mark.shinto <mark.shinto@gsa.gov>; sean.lynch <sean.lynch@am.jll.com>
Cc: dmscola <dmscola@aol.com>; vscola <vscola@aol.com>
Sent: Tue, Jul 17, 2018 4:34 pm
Subject: 7RI2043 ICE Warwick, RI - 1 International Way, Final Proposal
Mr. Shinto and Ms. Payton,

Enclosed is VAS Realty, LLC's final proposal.

As this is the third final proposal on this procurement, a courtesy of a prompt decision would be appreciated.

Any further questions or comments just give me a call.

Tom

--

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